

## CITY OF SAINT MARYS REGULAR COUNCIL MEETING

July 16, 2007

## CALL TO ORDER

The regular monthly Council meeting of the City of St. Marys was called to order by Mayor Sally Geyer on Monday, July 16, 2007 at 7:00 p.m. The meeting was held in the Council Room of City Hall, 11 LaFayette Street. Notice of the meeting was sent to Council on July 12, 2007, posted at City Hall, and published in the Daily Press.

## ROLL CALL

Present: Mayor Sally Geyer, Dennis Nero, Thomas Farley, Steven Skok, Mark Kopp, Sean Gabler, City Manager David Greene, and City Solicitor Stephen French

Absent: Richard Dornisch (excused)

## VISITORS

Visitors included: Katie Weidenboener, John Geis, Mary Cunningham, Liz Geci, Richard Sadley, Warren Stewart, and members of Boy Scout Troop 200

APPROVAL OF MINUTES  
July 2, 2007

Dennis Nero made a motion to approve the minutes of July 2, 2007, seconded by Steven Skok, and all were in favor.

REPORT ON EXECUTIVE  
SESSION

Mayor Geyer stated an Executive Session was held following the July 2nd Council meeting regarding personnel and real estate matters. No decisions were made.

CITIZEN COMMENTS ON  
AGENDA TOPICS

There were no citizen comments on agenda topics.

## MANAGER'S REPORT

Manager Greene presented the following report:

- Attended a meeting with representatives from C.S. McKee on June 12th. They updated us on the pension plans for City employees.
- June 19-22, Steven Skok and I attended the PLCM Conference in Scranton. We went on a guided walking tour of the Mayor's economic development projects. We also attended various seminars and visited the vendor's booths.
- Attended an Economic Development meeting at the Elk County Planning Department on June 28th.
- On July 12th, attended the "Ribbon Cutting" ceremony at the new Sheetz Store.

## APPROVAL OF EXPENDITURES

Sean Gabler made a motion to approve the Expenditures Report for the period June 16, 2007 thru July 12, 2007, seconded by Mark Kopp, and all were in favor.

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**TREASURER'S REPORT**

Mayor Geyer presented the Treasurer's Report as of June 30, 2007. June is the half-way mark for the City. Total revenue collected for the General Fund is \$4 million or 73% of the budget. Total expenditures for the General Fund is at \$2 million or 40% of the budget. Total real estate taxes collected is 95.92% of the budget. Earned income collected is 56.73% of the budget and the EMS tax is at 91% of the budget.

**LEGISLATIVE ACTION****Award of Bid:****Cadmium Contamination**

Manager Greene explained that the City is only remediating three properties which are above DEP's limits on cadmium by replacing top soil. Sewage sludge was added to some properties for their gardens. After DEP reviewed the soil sampling analytical results, the soil cadmium concentrations were above their remediation standards. The Manager also noted there were some other properties which were under DEP's cadmium limits and will not need remediating.

Manager Greene stated the following four bids for Cadmium Contaminated properties were opened during a public meeting held on July 2, 2007 at 2:00 p.m. at City Hall:

Briggs Earthwork, Inc.....\$ 74,775.  
Ridgway, Pa.

Bucktail Excavators, Inc.....\$116,931.  
St. Marys, PA

EAP Industries, Inc.....\$122,880.  
Atlasburg, PA

Manno Construction.....\$ 92,000.  
Ridgway, PA

Michael Mullaney, Public Works Director, recommended that the bid for Cadmium Contaminated properties be awarded to the low bidder, Briggs Earthwork, Inc. in the amount of \$74,775.

Dennis Nero made a motion to award the bid to Briggs Earthwork for remediation of the Cadmium Contamination properties. The motion was seconded by Thomas Farley.

Thomas Farley noted that the application of sludge on these properties happened many years ago, when the City was still a Borough and Township. This problem did not happen recently, it happened years ago.

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Mayor Geyer stated the bid submitted by Briggs Earthwork was a great deal lower than the other bids.

Motion Passed All were in favor of the motion to award the bid to Briggs Earthwork.

**Subdivision Applications**  
Edna Stebich,  
Windfall Road

A Subdivision Application was submitted for Edna Stebich, Windfall Road. This subdivision proposes to divide a .170 acre lot from a .885 acre parcel for the purpose of a lot addition to a neighboring parcel. The new lot will be consolidated into the existing lot. No new building lots will be created.

Thomas Farley made a motion to approve the Edna Stebich Subdivision Application, seconded by Dennis Nero, and all were in favor.

**Planning Module**  
Sam Shefcyk,  
Taft Road

A Planning Module was submitted for Sam Shefcyk, Taft Road. This document is requesting an exception from the requirement to revise the Act 537 Plan in order to sell a lot located on Taft Road. This lot was created via a subdivision in 1997 but was issued a non-building waiver at that time. The owner now wishes to sell the property as a building lot.

1st Motion Dennis Nero made a motion to approve the Planning Module for Sam Shefcyk. The motion was seconded by Sean Gabler.

Thomas Farley stated on Page 2 of the application under Description of the site, it states sewage disposal testing of one lot (lot No. 3) but the map shows the testing was done on lot 2.

Rescinded Motion After a discussion, Dennis Nero made a motion to rescind his previous motion and made a motion to send the application back to the Planning Commission to find out which lot the testing is being done on. Sean Gabler seconded the rescinded motion and seconded the new motion. All were in favor.

2nd Motion passed

Dennis Nero suggested that the Manager have Matt Pfeufer look at the Planning Module instead of sending it back to the Planning Commission.

**TOPIC FOR DISCUSSION**  
Update on HOME Program

Manager Greene stated Resolution No. 06-14 was approved by City Council on September 11, 2006 to submit an application to DCED for \$500,000.



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for affordable housing activities fundable under Title II of the National Affordable Housing Act which is the HOME Program. At that time, the developer talked about building 24 townhouses. He has since amended the application we submitted back in September, 2006 to include the St. Marys Apartments, which will be a commercial development, and 26 one and two bedroom apartments. DCED has already approved the amended application for the \$500,000. under the HOME Program. The developer wanted to make Council aware of how the money was going to be spent on the next project which will be the middle section of the Depot Street Parking lot. Manager stated funding is not 100% yet, but that it is pretty close.

Dennis Nero questioned if Council should hold a Public Hearing. Manager explained that DCED will accept the previous hearing as long as Council is aware of the amendment. The Manager also noted the townhouses will only be constructed in 2008 or 2009.

After a discussion, it was decided to hold a Public Hearing during the next Council meeting on August 6, 2007.

CITIZEN COMMENT

Warren Stewart questioned if the apartments would be low income.

Manager Greene stated they would be affordable apartments such as; six - 1 bedroom apartments with balconies at \$575.00 per month and twenty - 2 bedroom apartments with balconies at \$750.00 per month. Some utilities are included. The 1st floor will be commercial and the 2nd and 3rd floors will be the one and two bedroom apartments.

COUNCIL COMMENTS

Sean Gabler stated at the corner of Rightmeyer and Madison Streets there are about two feet of weeds growing out of the storm sewer.

Dennis Nero expressed his concerns regarding an e-mail received from our recycling consultant. He agreed with the consultant that Council needs to come-up with a plan and funding.

Mr. Nero reminded Council that the House and the Senate passed the \$12,000. exemption for the EMS tax and that the City will lose some tax money.

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Dennis Nero questioned if the Code Enforcement Officer was checking on houses that are in bad shape. He noted there are a couple houses on North St. Marys Street plus a car with four flat tires.

Steven Skok would like Council to attend the next Recycling Task Force Meeting which will be held on Thursday, July 19th at 4:30 p.m.

Manager Greene asked if anything has been decided regarding the parking on S. Michael Street. The parking stalls have been painted. Compact cars will fit but larger vehicles extend over the white line.

Thomas Farley stated Council never gave permission to remove the parking meters and felt the parking meters should be put back in until Council gives permission to remove them.

The parking meters will be put back in, except the one within 30 feet from the intersection.

Mayor Geyer would like to alert citizens there is not a third lane on Brusselles Street in front of Dostals and the Daily Press and to slow down to allow citizens to cross the street within the crosswalk.

Dennis Nero stated Washington Street made the Altoona news, but they were after PA-DOT, not the City. A resident's house has been hit twice by vehicles not making the curve.

Manager noted the residents of Washington Street met with PA-DOT to find a solution. PA-DOT will conduct a traffic study to determine what actions can be taken to make the street safer.

## ANNOUNCEMENT

Mayor Geyer made the following announcement:

- Next Council meeting will be held on Monday, August 6, 2007 at 7:00 p.m.

## ADJOURNMENT

Dennis Nero made a motion to adjourn the meeting.

*Burley Dicklas*  
Recording Secretary

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Mayor